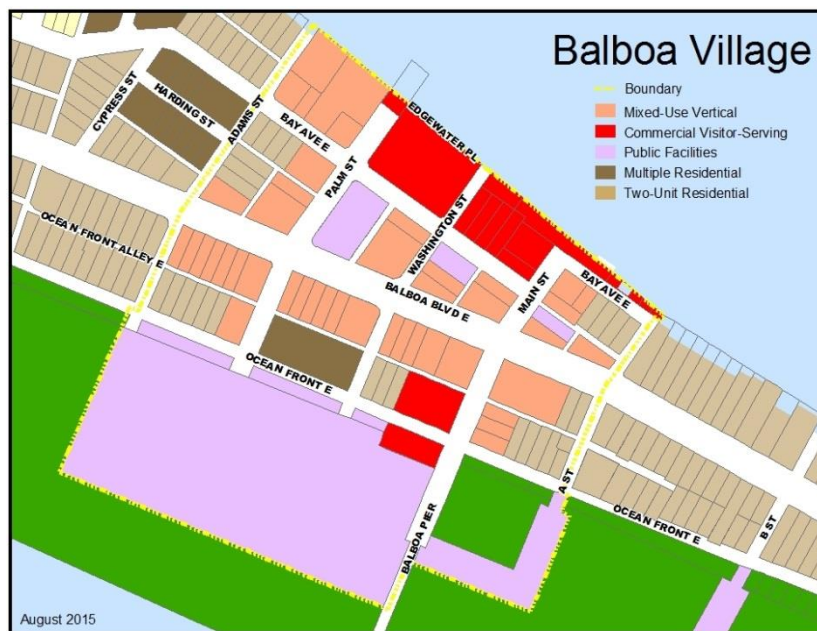




Balboa Village Outdoor Dining Pilot Program Information & Requirements

Eligibility Requirements

1. The property shall be located within a nonresidential zoning district within Balboa Village, which is defined as the area bounded by Adams Street to the west, A Street to the east, Newport Harbor to the north, and the Pacific Ocean to the south as shown below.



2. The use of the existing building or suite shall be an eating and drinking establishment.

Review Criteria

1. The outdoor dining area is limited to 25 percent of the interior net public area.
2. The outdoor dining shall not open earlier than the interior of the eating and drinking establishment and shall close by 11:00 p.m.

3. The outdoor dining shall be designed to minimize impacts to sensitive noise receptors (e.g., hospitals, schools, and residential uses).
4. The outdoor dining shall be designed to eliminate potential impacts related to glare, light, loitering, and noise.
5. Outdoor dining on public property shall comply with Chapter 13.18 (Use of Public Sidewalks for Outdoor Dining) and the standards of the Public Works Department, including, but not limited to, City Council Policy L-21 (Sidewalk Cafe Standards and Procedures).
6. Outdoor dining shall include appropriate barriers separating the outdoor dining areas and parking, pedestrian, and vehicular circulation areas. Pedestrian access shall not be impeded by the barriers. Barriers shall serve only to define the area and shall not constitute a permanent all-weather enclosure.
7. Physical elements (furniture, awnings, covers, umbrellas, etc.) shall be compatible with one another and with the overall character and design of the building.

Application Requirements

1. A completed Planning Permit Application for ☒ Other: BV Outdoor Dining
2. Description of the proposed outdoor dining area including, but not limited to:
 - Square footage
 - Number of seats
 - Hours of operation
 - Alcohol sales
 - Type of barrier
 - Physical elements (e.g., furniture, awnings, covers, umbrellas, etc.)
 - Private property or public right-of-way (see below)

For applications on public property, additional permits may be required by the Public Works Department, and shall be filed with the Public Works Director. No fee shall be required for a dining encroachment permit. Please call (949) 644-3311 for further information.

3. Fully dimensioned site plan showing the existing restaurant and detailing the proposed outdoor dining location as well as property lines and street names.

The zoning clearance application shall be filed with the Community Development Director together with all information and materials specified above. No fee shall be required for this application. Please contact Ben Zdeba prior to submittal for specific requirements at (949) 644-3253 or bzdeba@newportbeachca.gov.